



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

July 19, 2007

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairperson Hall**  
**Invocation ..... Brett McGuire**  
**Pledge of Allegiance ..... Tony Atkins**  
**Quorum ..... Chairperson Hall**  
**Approval of Minutes for June 21, 2007 ..... Chairperson Hall**  
**Reading of the Agenda ..... Director Browning**  
**Approval of the Agenda ..... Chairperson Hall**

### Old Business

**Preliminary Plat ..... Staff**

### New Business

**Final Plat ..... Staff**

1. **Riverwood Plantation West** [ Map ] [ Staff Report ]
  - **Athlone**, Duncan Street off of General Wood Parkway, Zoned PUD, 25 lots, 8.09 acres, *Commission District 3*. [ Site Plan ]
  - **Kenton**, Duncan Street off of General Wood Parkway, Zoned PUD, 44 lots, 35.05 acres, *Commission District 3* [ Site Plan ].
  - **Epping**, Duncan Street off of General Wood Parkway, Zoned PUD, 38 units, 6.93 acres, *Commission District 3*. [ Site Plan ]
2. **The Village at Crawford Creek**, William Smith Boulevard, Zoned PUD, 63 lots, 21.70 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]

**Preliminary Plat ..... Staff**

3. **Mush Road and Frontage Road Extension**, off of Wheeler and Flowing Wells Roads, Zoned C-2, 19.51 disturbed acres, *Commission District 2*. [ Map ] [ Site Plan ] [ Staff Report ]
4. **River Island Section III, Phase I**, Blackstone Camp Road, Zoned PUD, 117 lots, 35.30 acres, *Commission District 1*. [ Map ] [ Site Plan ] [ Staff Report ]

**Rezoning ..... Staff**

5. **RZ 07-07-01**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from P-1 to C-1. *Commission District 3*. [ Application ] [ Map ] [ Staff Report ]



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

July 19, 2007

6. **RZ 07-07-02**, Rezone Tax Map 073 Parcel 092, 16.38 acres located on Columbia Road from R-2 to A-R. *Commission District 2.* [ Application ] [ Letter from Owner ] [ Map ] [ Staff Report ]
7. **RZ 07-07-03**, Rezone a portion of Tax Map 041 Parcel 095, 0.47 acre located at 1216 Grant Road from R-A to S-1. *Commission District 4.* [ Application ] [ Map ] [ Site Plan ] [ Staff Report ]
8. **RZ 07-07-04**, Rezone Tax Map 081A Parcels 035B and 035C, with a combined acreage of approximately .087 acre located at the end of Willow Oak Court from PUD to R-2, *Commission District 1.* [ Map ] [ Staff Report ].
9. **RZ 98-06-01**, S-1 Amendment for Tax Map 052 Parcel 043, 3.08 acres located at 780 Old Louisville Road. *Commission District 4.* [ Application ] [ Map ] [ Site Plan ] [ Staff Report ]
10. **RZ 07-07-05**, Rezone Tax Map 082A Parcels 110 and 110A, 0.76 combined acres located at 301 Baston Road and 3618 Phillips Drive, from R-3 to C-2. *Commission District 2.* [ Application ] [ Map ] [ Staff Report ].
11. **RZ 07-07-06**, Rezone Tax Map 074 Parcels 051, 055, and 055A, 24.22 combined acres located at 4383 Wheeler Road, 451 Fulcher Drive, and 360 Ashley Mill Road, from R-2 to A-R. *Commission District 2.* [ Application ] [ Map ] [ Staff Report ]
12. **RZ 07-07-07**, Rezone Tax Map 041 Parcel 100, 14 acres located at 1191 Louisville Road, from S-1 to R-A. *Commission District 4.* [ Application ] [ Map ] [ Staff Report ]
13. **PUD Revision**, request to revise a front setback in West Lake Section XI, Phase I, Lot 24, located at 3821 Shoal Creek Court, *Commission District 1.* [ Map ] [ Staff Report ]
14. **PUD Revision**, request to revise a front setback in Highlands at Ivy Falls Plantation Phase V-A, Lots 226-229, located at 525, 527, 529, and 531 Midland Passage, *Commission District 3.* [ Map ] [ Site Plan ] [ Staff Report ]

Variation ..... Staff

15. **VA07-07-01**, request for variation from Section 90-135 *Signs*, maximum wall sign area in the ETCO located at 520 North Belair Road. *Commission District 3* [ Map ] [ Staff Report ].

Staff Comments ..... Staff

Public Comments..... Chairperson Hall

Adjourn ..... Chairperson Hall

| Columbia County Planning Commission   |                              |
|---------------------------------------|------------------------------|
| Commission District and Commissioners | Planning Commissioner        |
| Ron C. Cross, Chairman                | Brett McGuire, Vice-chairman |
| District 1 [Ron Thigpen]              | Jean Garniewicz              |
| District 2 [Tommy Mercer]             | Dean Thompson                |

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to A-R

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # \_\_\_\_\_ Parcel # 074 055 A  
Address 360 Ashley Mill Rd Acreage 6.535  
Road Frontage 40 feet on the North/South/East/West (circle one) side of  
Ashley Mill Rd. Property is approximately 2,200 feet from the  
intersection of S Belair and Wheeler Rd. The attached plat for the  
property was prepared by Dilly Beasley and dated Oct 24, 1966

## PROPOSED USE:

If approved, the property will be used for the following purposes:

A-R Apartment Residential

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Rodney William & Nina Ellis APPLICANT: Russ Oldham - Hathaway Dev Co  
ADDRESS: 360 Ashley Mill Road ADDRESS: 5901-L Peachtree Dun. Rd Ste 495  
CITY: Marietta, GA ZIP: 30067 CITY: Atlanta GA ZIP: 30328  
PHONE #: 704-868-0828 PHONE #: 770-448-7047 (o), 678-898-0594 (c)

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Nina S. Ellis  
Owner's Signature

Russ Oldham  
Applicant's Signature

Subscribed and sworn to before me on 12<sup>th</sup> day of June 2007  
By: John E. [Signature] Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: 6/15/07  
Public Hearing Date: 7/19/07  
File # 07-07-06

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from RA to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 074 Parcel # 051  
Address 4383 Wheeler Rd. Martinez GA 30907 Acreage 13.68  
Road Frontage 996 feet on the North South/East/West (circle one) side of  
Wheeler Road. Property is approximately 2800 feet from the  
intersection of Wheeler Rd / S. Belair Rd. The attached plat for the  
property was prepared by Edwin Eps and dated Oct 16, 1995

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Apartment

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Ronald + Toni Peacock APPLICANT: Russ Oldham - Hathaway Dev. Co.  
ADDRESS: 506 Regent Place ADDRESS: 5901-L Peachtree Dunwoody Rd. Ste 495  
CITY: Augusta ZIP: GA CITY: Atlanta GA ZIP: 30328  
PHONE #: 706-738-2442 PHONE #: 770-448-7047(0), 678-898-0594(4)

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. \_\_\_\_\_ (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Ronald Peacock  
Owner's Signature

Russ Oldham  
Applicant's Signature

Subscribed and sworn to before me on 8th day of June 2007  
By: Elaine D. Shiver Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division

P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: 6/15/07  
Public Hearing Date: 7/19/07  
File # 07-07-06

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R2 to AR

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 074 Parcel # 055  
Address 451 Fulcher Dr. Martinez, GA 30907 Acreage 4.005  
Road Frontage 0 feet on the North/South/East/West (circle one) side of  
Wheeler Rd. Property is approximately 2,350 feet from the  
intersection of Wheeler Rd / S. Belair Rd. The attached plat for the  
property was prepared by Georgia Carolina Surveying and dated Aug. 29, 1995

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Apartment

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Jack + June Hughes APPLICANT: Russ Oldham - Hathaway Dev. Co.  
ADDRESS: 451 Fulcher Dr. ADDRESS: 5901-C Peachtree Dun. Rd. Ste 495  
CITY: Martinez ZIP: 30907 CITY: Atlanta GA ZIP: 30328  
PHONE #: 706-855-8205 PHONE #: 770-448-7047(6), 678-998-0594(6)

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

June Hughes + Jack Hughes  
Owner's Signature

Russ Oldham  
Applicant's Signature

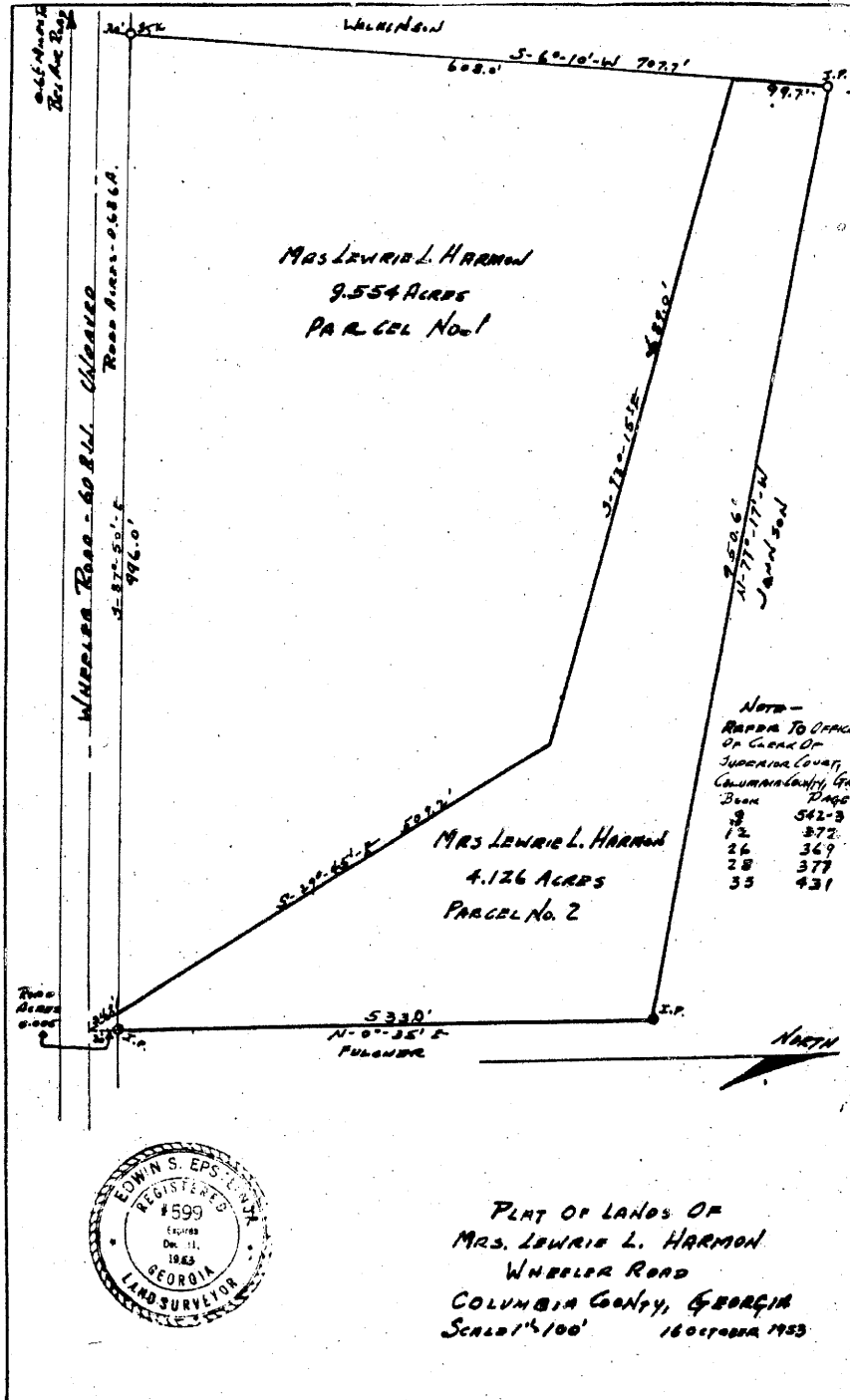
Subscribed and sworn to before me on 12<sup>th</sup> day of June 2007  
By: Judy Davidson Notary Public

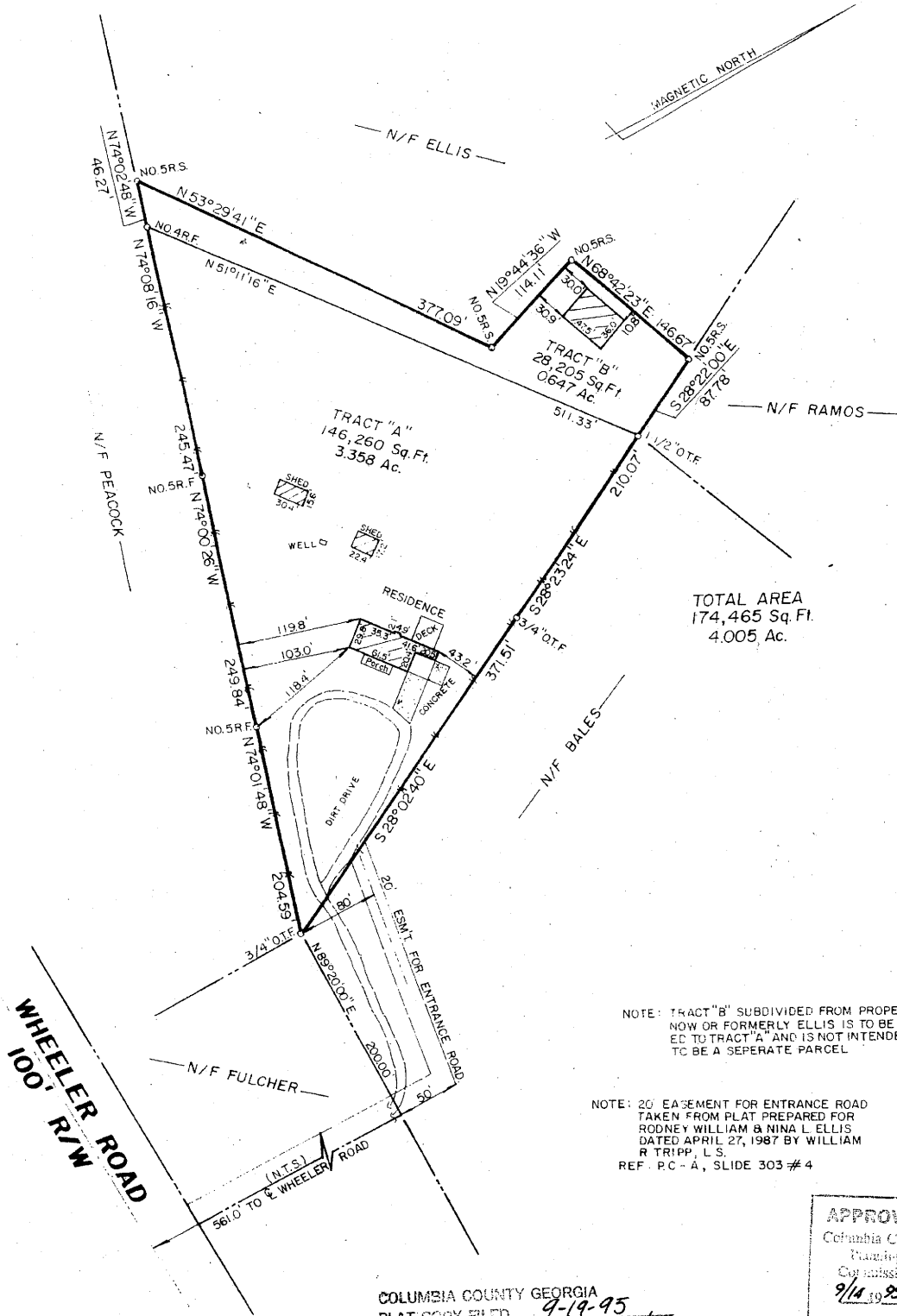
Commission Expires Sept. 29, 2007  
Please return original notarized application with all documents, along with your \$535.00 application fee to:  
Columbia County Planning and Development Division  
P.O. Box 498  
630 Ronald Reagan Drive  
Evans, GA 30809

Date Received: 6/15/07  
Public Hearing Date: 7/19/07  
File # 07-07-06

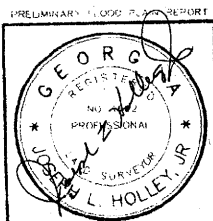
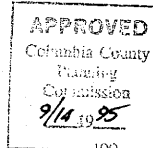
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DEED BOOK 37, PAGE 424





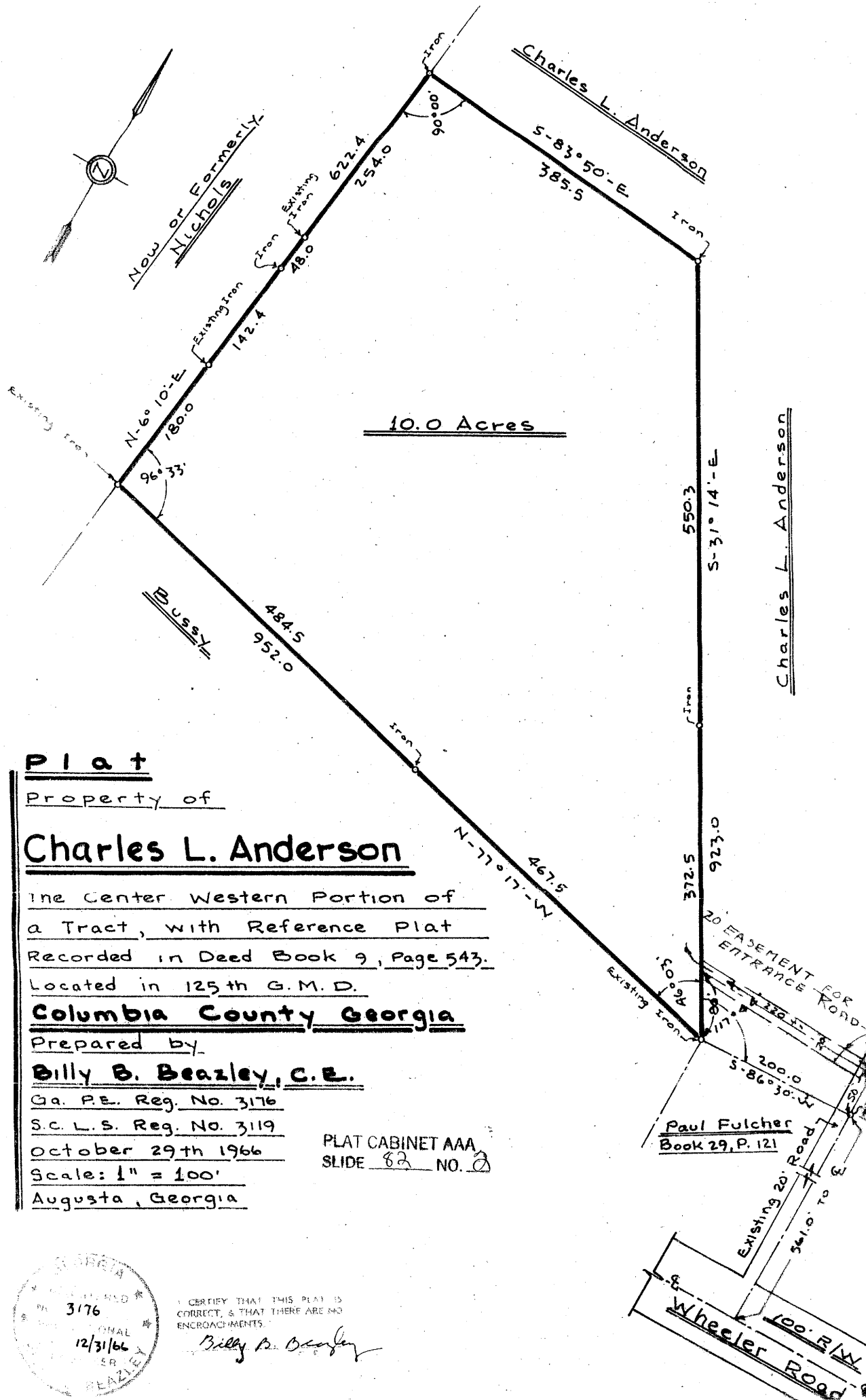
COLUMBIA COUNTY GEORGIA  
PLAT COPY FILED 9-19-95  
RECORDED PC C SLIDE 394



EDWARD O. MOORE  
& SUSAN L. MOORE  
PROPERTY LOCATED IN THE 125TH G.M.D.  
COLUMBIA COUNTY, GEORGIA

PREPARED BY  
GEORGIA-CAROLINA SURVEYING & ENGINEERING COMPANY  
• LAND SURVEYING • CIVIL ENGINEERING • LAND PLANNING •  
3320 N. WASHINGTON STREET • ATLANTA, GEORGIA 30327-1003  
TELEPHONE (404) 895-1494 • FAX (404) 895-1492

TECHNICAL DATA:  
FIELD DATA ACCURACY: 1/4"  
ANGULAR ERROR/ANGLE: 1/4"  
FIELD DATA ADJUSTMENT: 1/4"  
PLAT DATA ACCURACY: 1/75"  
EQUIPMENT USED: LEITZ SET  
DATE: AUGUST 29, 1995  
SCALE: 1" = 100'  
DRAWN BY: PAHARRISON  
GWS NO: 15958-95



# Plat

Property of

Charles L. Anderson

The Center Western Portion of  
a Tract, with Reference Plat  
Recorded in Deed Book 9, Page 543.  
Located in 125th G.M.D.

Columbia County Georgia

Prepared by

Billy B. Beazley, C.E.

Ga. P.E. Reg. No. 3176

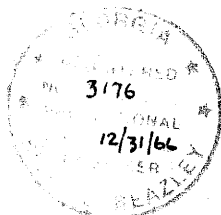
S.C. L.S. Reg. No. 3119

October 29th 1966

Scale: 1" = 100'

Augusta, Georgia

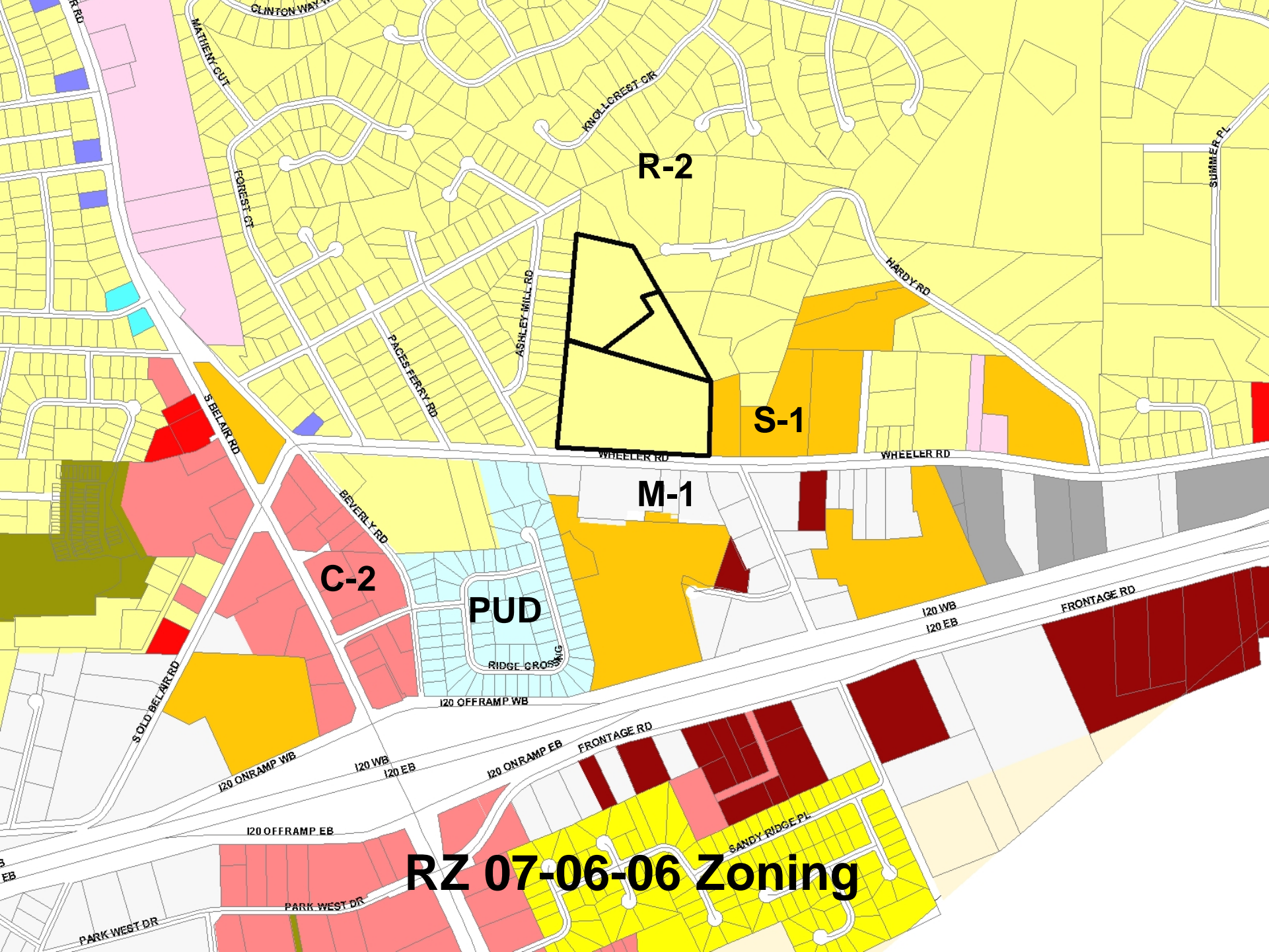
PLAT CABINET AAA  
SLIDE 82 NO. 2



I CERTIFY THAT THIS PLAT IS  
CORRECT, & THAT THERE ARE NO  
ENCROACHMENTS.

*Billy B. Beazley*





R-2

S-1

M-1

C-2

PUD

RZ 07-06-06 Zoning



# REZONING July 19, 2007

FILE: RZ 07-07-06

R-2 to A-R

| Property Information       |  |
|----------------------------|--|
| <b>Tax ID</b>              | Tax Map 074 Parcels 051, 055, and 055A                         |
| <b>Location/address</b>    | 360 Ashley Mill Road; 451 Fulcher Drive; and 4383 Wheeler Road |
| <b>Parcel Size</b>         | 24.22 +/- acres  |
| <b>Current Zoning</b>      | R-2 (Single Family Residential)                                |
| <b>Existing Land Use</b>   | Developed  |
| <b>Future Land Use</b>     | Professional Office/Residential                                |
| <b>Request</b>             | A-R (Apartment Residential)                                    |
| <b>Commission District</b> | District 2 (Mercer)  |
| <b>Recommendation</b>      | Approve  |

## Summary and Recommendation

Jack and June Hughes, Rodney William and Nina Ellis, and Ronald and Toni Peacock, owners, and Russ Oldham-Hathaway Development Company, applicant, are seeking to rezone three parcels of land with a combined acreage of 24.22 acres from R-2, single family residential to A-R apartment residential. The effect of the rezoning would be to allow residential development to occur as apartments at the higher density of 14 dwelling units per acre rather than as single family residential at a density of 2 to 2.5 units or lots per acre. A 24 acre site could yield as many as 336 apartment units. If developed as single family residential the 24 acre site likely would yield between 48 and 60 lots.

The petitioner has indicated that a three acre portion of the site may be excluded from the rezoning petition. In that event the rezoning line would be drawn farther to the south and only about 21 acres of property would be rezoned to A-R, which would have the effect of reducing the possible number dwelling units to about 294.

Staff believes the site is appropriate for apartment development so long as adequate buffers are provided along those boundaries abutting single family residential development, particularly on the west boundary that abuts Quail Creek Subdivision. The required side and rear yard setbacks are 40 feet. The required buffers are 20 feet on the side lot lines and 40 feet on the rear lot lines. Staff would suggest that both side and rear buffers should be established as 40 foot wide buffers.

The future land use map suggests the frontage along Wheeler Road to a depth of about 600 feet should be used for professional office uses, with the rear portion of the parcels reserved for medium density residential. Staff is of the opinion that the higher density residential development is appropriate in those same locations where professional office development is permitted. The



# REZONING July 19, 2007

FILE: RZ 07-07-06

R-2 to A-R

surrounding land uses and zoning are somewhat mixed with single family development and zoning on the west, north and northeast, S-1 zoning for a church on the east, and M-1 light industrial to the south across Wheeler Road. In fact the Wheeler Road frontage is a mixture of zoning districts with M-1, M-2 and C-3 zoning along Wheeler Road. All of these zoning districts allow rather intensive commercial or industrial land uses. The apartment zoning would be a substantial reduction in intensity of use compared to these other zoning districts.

A corner of the site is actually within the Belair Road Tier II node which indicates the site's close proximity to one of the county's larger commercial complexes. The Tier II node calls for up to 600 apartment or town home development. Two other sites within this node are currently zoned A-R but neither of them has been developed as apartments.

Staff has been told by the proponent that the apartment development will be a "market rate" development and will not be one requiring rent subsidies.

## Interdepartmental Review Conditions

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection District.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required.
5. A left turn analysis will be required to determine the need for installation of a left turn lane.
6. A deceleration lane dimensioned for the posted speed limit will be required.
7. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

**Construction and Maintenance:** Engineering Department to permit ingress and egress.

**Storm Water:** Permanent drainage and utility easements are required. Storm water management plan is required.

**Water and Sewer:** Owner/Applicant must submit a request for a flow monitor to be installed in the sewer main and pay applicable fees (see attached). Owner/Developer is responsible for all costs incurred to extend water and/or sewer to the property.

**Planning:**

Both side and rear lot lines, the entire perimeter of the property with the exception of the southern boundary along Wheeler Road, should be required to have 40 foot wide buffers.



# REZONING July 19, 2007

FILE: RZ 07-07-06

R-2 to A-R

## Comments

**Water and Sewer:** County water is available on a ten inch line on Wheeler Road. County sewer is available on an eight inch line on Wheeler Road. This project will affect the capacity of existing water and sewer infrastructure. Further investigation is needed to determine the effect on sewer capacity.

**Health Department:** Should have county sewer.

**Board of Education:** Brookwood Elementary and Columbia Middle Schools are above capacity. Evans High School is at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is not navigable by school buses.

**Construction and Maintenance:** This project will not affect the priority of planned road projects in the area. Note that this is a major drainage area.

**Storm Water:** There are active projects in the area. The project is Springlakes, Phase 2.

**Sheriff:** No comments received.

**Green space:** The property is not located in a targeted area for green space. There are no green space program lands in the area.

## Criteria for Evaluation of Rezoning Request

| Criteria Point  | Comment   |
|---|---|
| Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property. | The request is consistent with the future land use map that calls for professional office and medium density residential. Locations for office development are suitable for residential development as well. The Tier II commercial node calls for some high density residential development. |
| Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.                       | The request would not adversely affect the nearby neighborhood or properties so long as adequate opaque buffers are required.   |
| Whether the zoning proposal is compatible with the purpose and intent of the GMP.   | The zoning proposal is compatible with the purpose and intent of the GMP so long as buffer requirements are met to ensure compatibility.  |
| Whether there are substantial reasons why the property cannot or should not be used as currently zoned.                               | The property could be used for single family residential. Wheeler Road frontage has not been developing as new single family residential.   |



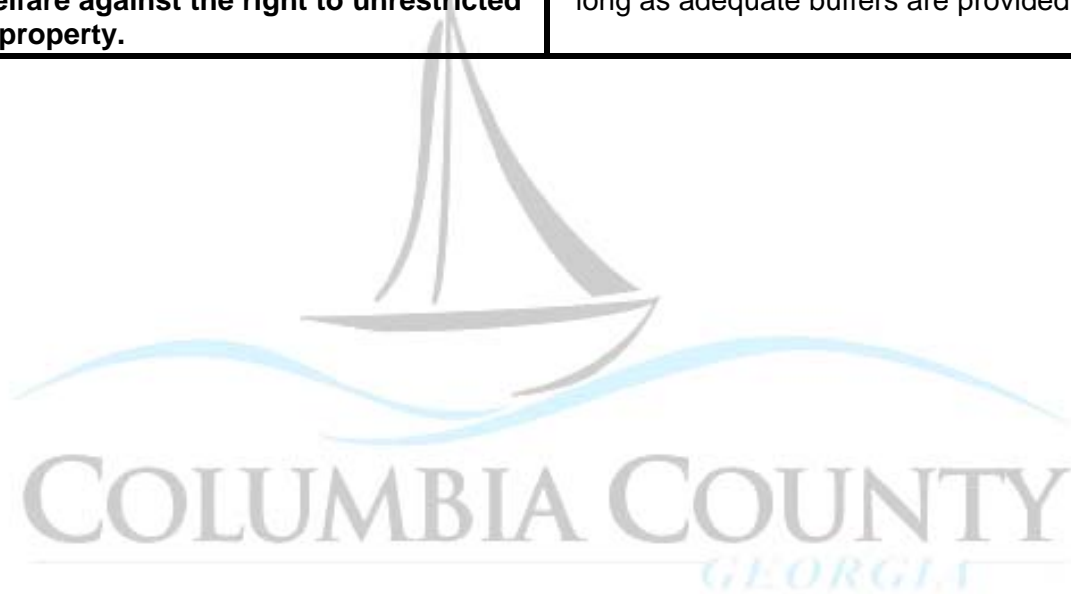


# REZONING July 19, 2007

FILE: RZ 07-07-06

R-2 to A-R

|  |   |
|--|---|
| <b>Whether the proposal could cause excessive or burdensome use of public facilities or services.</b>  | The proposal will create heavier use of public facilities or services, especially on the water and sewer facilities and the streets. Wheeler Road can accommodate the additional traffic. The utilities have required testing to determine adequate water flow. |
| <b>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</b> | There have been no unanticipated conditions or changes in land use. The proposal is consistent with present policy.   |
| <b>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</b>            | This request does meet this balance test so long as adequate buffers are provided.  |



# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from S1 to RA

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 41 Parcel # 041 100  
Address 1191 Louisville Road, Harlem GA Acreage 14.00  
Road Frontage 696 feet on the North/South/East/West (circle one) side of  
Louisville Road. Property is approximately 500 feet from the  
intersection of Old Union Road. The attached plat for the  
property was prepared by John Harris and dated 07/22/96

## PROPOSED USE:

If approved, the property will be used for the following purposes:

Residential

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Old Union Baptist Church APPLICANT: Rev. Keith Boggs  
ADDRESS: PO Box 1270 ADDRESS: PO Box 1270  
CITY: Harlem, GA ZIP: 30314 CITY: Harlem, GA ZIP: 30314  
PHONE #: 706-556-9055 PHONE #: 706-840-3457

Rep: Rosemary Neal 706-533-4101

## DISCLOSERS:

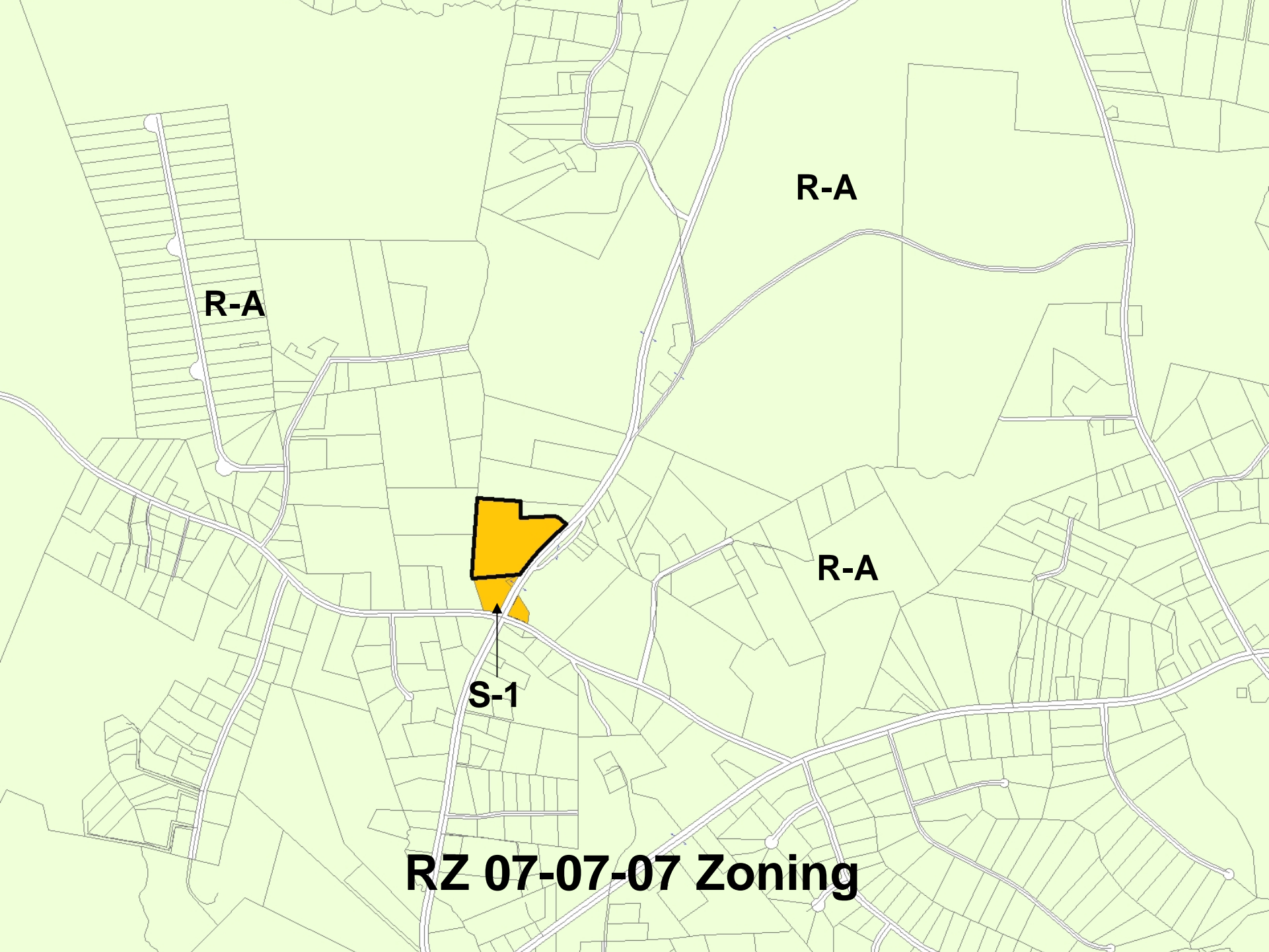
Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

John V. Donaldson, Jr.  
Owner's Signature

Faith P. Boggs  
Applicant's Signature

Subscribed and sworn to before me on 13<sup>th</sup> day of June 2007  
By: [Signature] Notary Public Commission Expires 3/1/2011



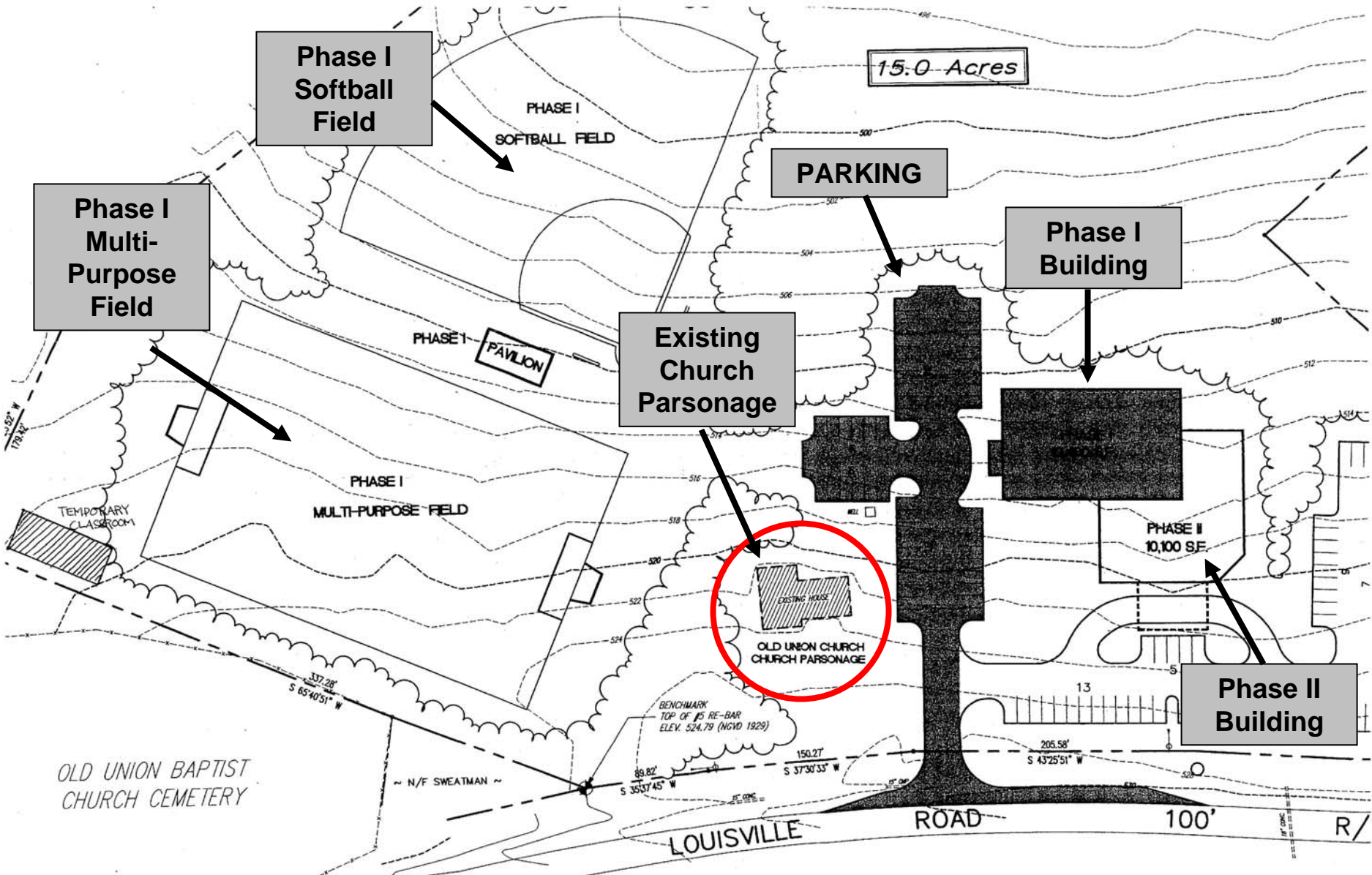
**R-A**

**R-A**

**R-A**

**S-1**

**RZ 07-07-07 Zoning**



**1191 LOUISVILLE ROAD**  
**01/01/01 Submitted Site Plan**





# COUNTY INITIATED REZONING

FILE: RZ 07-07-07

July 19, 2007

S-1 to R-A

| Property Information |                                       |
|----------------------|---------------------------------------|
| Tax ID               | Map 041 Parcel 100                    |
| Location/address     | 1191 Louisville Road                  |
| Parcel Size          | ± 14.0 acres                          |
| Current Zoning       | S-1 (Special District)                |
| Existing Land Use    | Vacant and single-family residential  |
| Future Land Use      | Low Density Single Family Residential |
| Request              | R-A (Residential Agriculture)         |
| Commission District  | District 4 (Anderson)                 |
| Recommendation       | Approval                              |

## Summary and Recommendation

The Planning Commission has consented to initiating the rezoning of property owned by Old Union Baptist Church located at 1191 Louisville Road. The zoning ordinance requires that the county reconsider the zoning on any properties that have been rezoned longer than five years and on which no development or use had occurred within that period of time. The property owned by the church fits these criteria. At the same time a representative of the church informed the county that the church wished to petition to have the church property rezoned from the S-1 zoning district to R-A. The representative stated the church no longer intends to expand the church complex on this property, and the church has prospects of developing the acreage as residential lots of at least 2.5 acres.

The property currently contains one house which is shown as the parsonage for the church. The site plan that is on record for the S-1 zoning indicates further development of the church in two phases: a 10,400 square foot building, a softball field and a multi-purpose field in a first phase, and a 10,100 square foot building addition in a second phase. The church no longer intends to pursue this development plan, and therefore wishes to have the S-1 zoning removed from the property. By applying the R-A zoning district, the 14 acres can be subdivided into 2.5 acre or larger residential lots, as the church intends.

## Interdepartmental Review Conditions

**Engineering:** The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Onsite detention will be required.

**Construction and Maintenance:** Engineering to approve ingress and egress.

**Health Department:** Developer/Applicant must contact Health Department. Sewer is not available so the Health Department must be contacted to determine what will be needed in order to approve the site for onsite sewerage system.



# COUNTY INITIATED REZONING

FILE: RZ 07-07-07

July 19, 2007

S-1 to R-A

## Comments

**Water and Sewer:** Property is located in an area served by the City of Harlem.

**Construction and Maintenance:** This project will not affect the priority of planned road projects in the area.

**Board of Education:** Euchee Creek Elementary and Harlem Middle are above capacity. Harlem High School is at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

**Storm Water:** Permanent drainage and utility easements are not required. There are no active projects in the area.

**Sheriff:** No comments received.

**Green space:** The property is not located in a targeted area for green space. There are no green space program lands in the area.

## Criteria for Evaluation of Rezoning Request

| Criteria Points   | Comment   |
|---|---|
| Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property. | The R-A zoning prevails in this portion of the county and is appropriate for this piece of property.                    |
| Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.                       | The R-A zoning will not adversely affect the nearby neighborhood.   |
| Whether the zoning proposal is compatible with the purpose and intent of the GMP.   | The R-A zoning proposal is compatible with the purpose and intent of the GMP.   |
| Whether there are substantial reasons why the property cannot or should not be used as currently zoned.                               | The S-1 zoning could be used for church development. However, the church has indicated that no longer fits their plans. |
| Whether the proposal could cause excessive or burdensome use of public facilities or services.  | The proposal will not cause excessive or burdensome use of public facilities or services.                               |



## COUNTY INITIATED REZONING

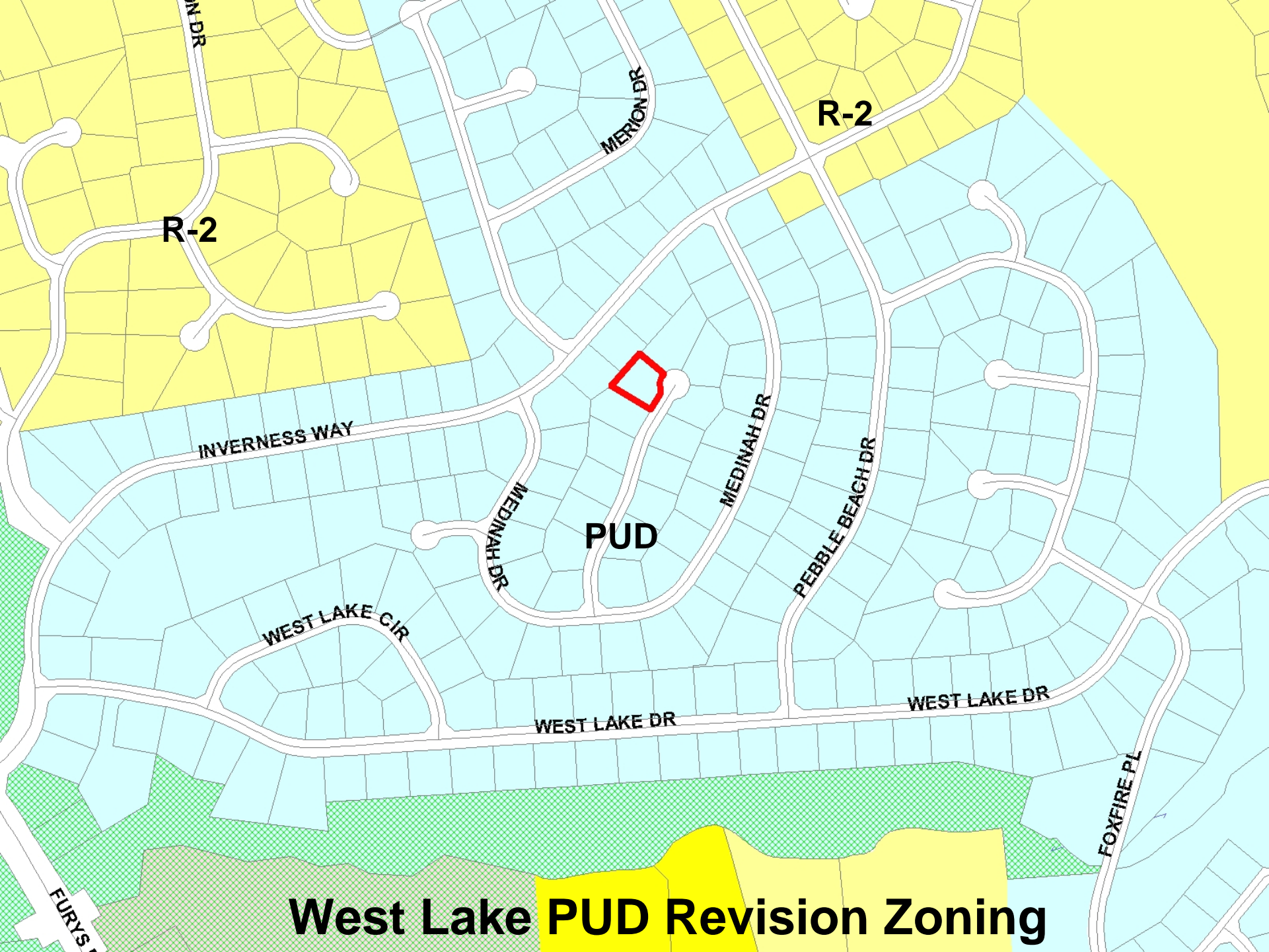
FILE: RZ 07-07-07

July 19, 2007

S-1 to R-A

|  |  |
|--|--|
| <b>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</b> | The proposal is reflected in existing zoning of all nearby properties. |
| <b>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</b>            | The request for R-A meets this balance test.                           |





R-2

R-2

PUD

# West Lake PUD Revision Zoning



**3821 Shoal Creek Ct.**



← **Current Photo**



← **Simulation of House  
with addition**



# PUD REVISION

## WEST LAKE

### Property Information

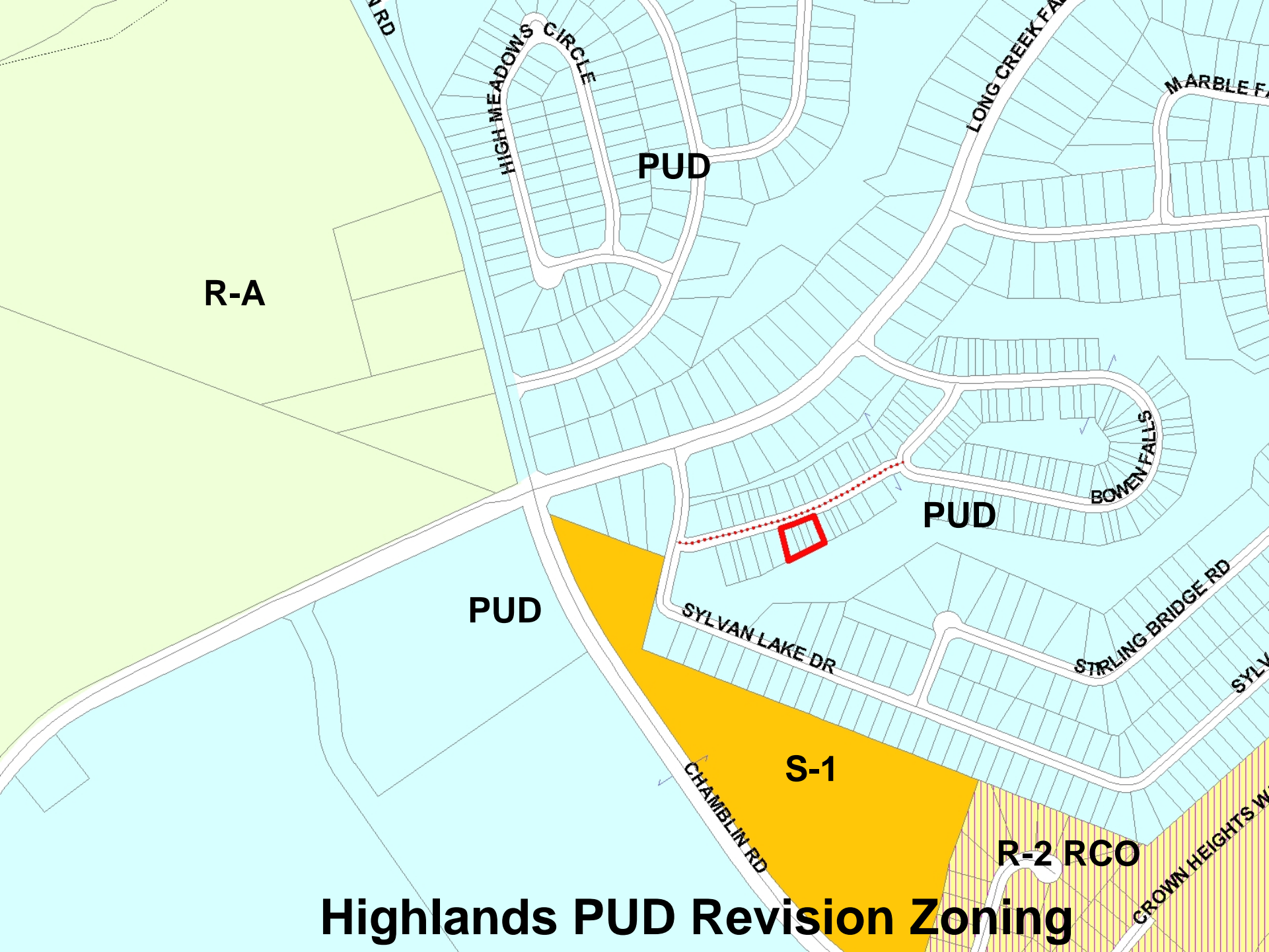
|                      |                                |
|----------------------|--------------------------------|
| Subdivision Name     | West Lake Section XI, Phase I  |
| Location/address     | 3821 Shoal Creek Court         |
| Development Acreage  | 0.41 acres                     |
| Number of lots/units | 1 lot (Lot 24)                 |
| Zoning               | Planned Unit Development (PUD) |
| Engineer/Surveyor    | Southern Land Surveyors        |
| Commission District  | District 1 (Thigpen)           |
| Recommendation       | Approval                       |

### Summary and Recommendation

David and Anne Clark seek a revision to the West Lake PUD for lot 24 of West Lake Section XI, Phase I. The applicants wish to have the front minimum building line adjusted from 30 feet from right-of-way to 18 feet from right-of-way to accommodate an addition to their home. Due to the unique orientation of the existing home on the property, which fronts along a cul-de-sac, the only way to build the addition is to decrease the front setback. Staff does not feel that this request would be detrimental to the character of the neighborhood, and the applicants have received approval of the proposed design from their neighbors and from the architectural control committee of West Lake.

Staff recommends **approval of the request.**





R-A

PUD

PUD

PUD

S-1

R-2 RCO

# Highlands PUD Revision Zoning

50' R/W







# PUD REVISION

## IVY FALLS PLANTATION

### Property Information

|                      |                                     |
|----------------------|-------------------------------------|
| Subdivision Name     | Highlands at Ivy Falls Phase V-A    |
| Location/address     | Midland Passage                     |
| Development Acreage  | 0.32 acres                          |
| Number of lots/units | 4 units (Lots 226-229 of Parcel 38) |
| Zoning               | Planned Unit Development (PUD)      |
| Engineer/Surveyor    | George Godman and Associates        |
| Commission District  | District 3 (Ford)                   |
| Recommendation       | Approval with conditions            |

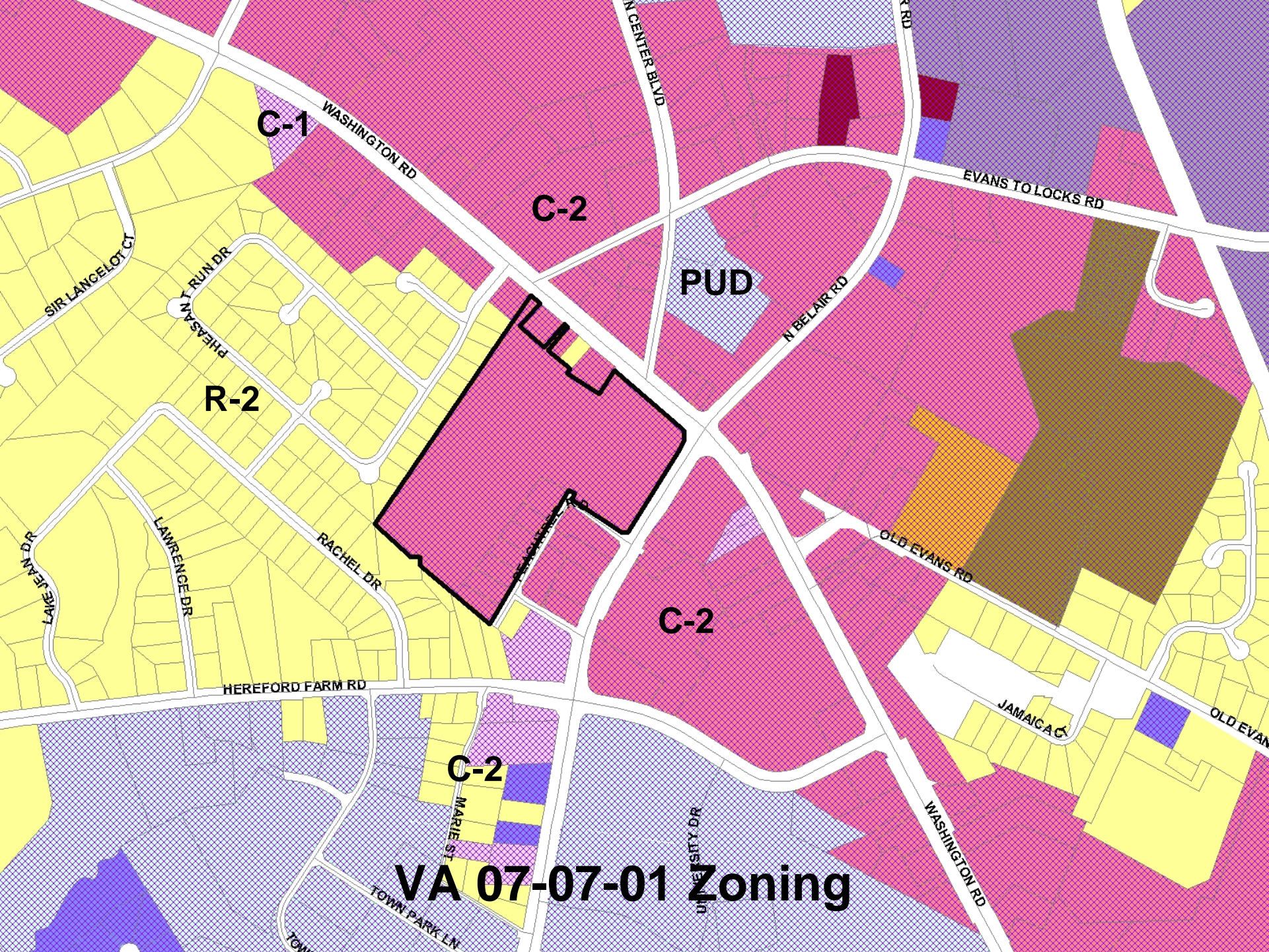
### Summary and Recommendation

RJL Development, Inc, seeks a revision to the Ivy Falls PUD for four lots in the Highlands at Ivy Falls Plantation Phase V-A. The applicant noted that his intent was to close the sale on these properties July 2, 2007, but he noticed that the buildings were built one to two feet within the 20-foot front minimum building line. The applicant requests that lots 226-229 have the front MBLs adjusted to 18 feet to eliminate this encroachment and to make the structures conforming.

#### Conditions:

**Planning and Development-** A new plat must be submitted to the County for approval if the MBL reduction is approved. The plat should reflect the change in front MBL from 20' to 18'.

Staff recommends **approval of the request with conditions.**



**VA 07-07-01 Zoning**



# VARIANCE APPLICATION

## Columbia County, Georgia

### 1. VARIANCE REQUEST

The undersigned requests that a variance be granted from the Columbia County Code of Ordinances as described below.

Variation of Section 90-135 Signs, maximum wall sign and freestanding sign area in the ETCO.

### REASONS FOR REQUEST

Variances are heard in individual hardship cases of practical difficulty, where the special circumstances or conditions are such that the strict application of the provisions of the Code of Ordinances would deprive the applicant of any reasonable use of their land. Loss in value alone does not justify a variance. Please describe below:

Variation requested to remain in scale with the large size of building and building location.

### 2. PROPERTY LOCATION

Tax Map # 0728 Parcel # 106

Address: 520 N. Belair Road Acreage: 11.06 Road Frontage 540 feet on the

North South/East/West (circle one) side of Peachtree Road Property is approximately 515 feet from the intersection of Belair Road & Washington Road

The attached for the property was prepared by I. D. Associates and is dated 4-27-2007

### 3. APPLICANT AND OWNERSHIP INFORMATION

Owner Evans Middle Partners, LLC

Applicant I. D. Associates, Inc

Agent for  
the Home  
Depot.

Address 2743 Perimeter Parkway, Bldg 100,

Address 1771 Industrial Rd

City Augusta Zip Code 30909

City Dorham Zip Code 36303

Phone # 706-722-5565 State GA Suite 370

Phone # 334-836-1400 State AL

### 4. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official \_\_\_\_\_ (yes or no) If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statement contained in or submitted with this application are true.

James F. Smith MINOR  
Owners Signature

James F. Smith  
Applicants Signature

Subscribed and sworn to before me on \_\_\_\_\_ day of \_\_\_\_\_ 200\_

By: \_\_\_\_\_ Notary Public

Please return original notarized application along with all documents, along with your **\$535.00** application fee to:

Columbia County Planning and Zoning Division  
P. O. Box 498  
638 Washington West Drive  
Evans, GA 30809

FILE #:

DATE RECEIVED:



***Builders of  
Identification  
Solutions***

1771 Industrial Road  
Dothan, AL 36303  
Phone: 334-836-1400  
Fax: 334-836-1401

May 31, 2007

Columbia County Planning and Development  
Mr. T. Jeff Browning  
630 Ronald Reagan Drive – Building A  
Evans, GA 30809

RE: Sign Variation – The Home Depot

Mr. Browning,

Please find enclosed the Variation Application, exhibits, and fees required for the variation of Section 90-135 to increase the maximum wall sign area to 436.2 square feet for four (4) wall signs. The increased wall sign area is in excess of the maximum permitted square footage of 300 square feet allowed within the Evans Town Center, but it is only 3.0 percent of the front façade area. The signs total 436.2 square feet, however, the building is approximately 15,486 square feet. The signs are proportional to the façade area.

There is a precedence for the request and is not the only large retailer located in the Evans Town Center Overlay. Variations have been granted for Wal-Mart and most recently Lowe's. The total sign area being requested by The Home Depot is less than the total sign area that was approved for Lowe's and Wal-Mart.

If you have any questions or concerns, please contact me at your earliest convenience. I look forward to meeting with the Planning Commissioners on July 5<sup>th</sup>, 2007.

Respectfully,

Lori Watkins  
Agent for Applicant  
Sr. Program Manager/Team Leader  
I.D. Associates, Inc.  
[lwatkins@idassociatesinc.com](mailto:lwatkins@idassociatesinc.com)

Rec'd 6/1/07



# VARIATION

FILE: VA 07-07-01

July 19, 2007

| Property Information       |  |
|----------------------------|--|
| <b>Tax ID</b>              | Tax Map 072A Parcel 106  |
| <b>Location/address</b>    | 520 North Belair Road  |
| <b>Parcel Size</b>         | 24.16 acres  |
| <b>Current Zoning</b>      | C-2 (General Commercial)   |
| <b>Existing Land Use</b>   | Undeveloped  |
| <b>Proposed Land Use</b>   | General Commercial   |
| <b>Request</b>             | Variation of Section 90-135, <i>Signs</i> , maximum wall sign area in the ETCO |
| <b>Commission District</b> | District 3 (Ford)  |
| <b>Recommendation</b>      | Approval   |

## Summary and Recommendation

Evans Middle Partners, LLC, owner, and I.D. Associates, Inc. Agent for The Home Depot, applicant, request a variation from the Evans Town Center requirements to allow additional wall sign area for the proposed Home Depot development at the intersection of Washington Road and Belair Road.

The variation sought by the applicant is from Section 90-135, which governs the maximum wall sign area for any building within the Evans Town Center Overlay District. According to code, the maximum allowable wall sign within the ETCO is 6 percent of the front wall area, not to exceed 300 square feet for buildings in the C-2 zoning district. The applicant requests a variation that would allow four wall signs totaling 436.2 square feet.

The aggregate façade of the building is approximately 15,486 square feet. With a total wall sign area of 436.2 square feet proposed, the signs would equal to only 2.8 percent of the front façade area. Staff would suggest the increase in wall sign area would be appropriate to maintain appropriate scale of sign area to the size of the building façade.

There is precedent for the request. The Wal-Mart store was allowed additional wall sign area through a variation. Further, Lowes, a direct competitor located diagonally across the intersection was also granted a variation to allow additional wall sign area equal to about the same percentage of façade area.

The variation pertains to permitted area for Home Depot's wall signs only and does not grant any variation for any other tenants in the complex nor for any free standing signs that may be located on the site.